

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Thornside Walk L25 5PL

228280380





PROPERTY DESCRIPTION

Our latest listing is in Thornside Walk L25 5PL

Rent currently agreed with tenant of **£600** per calendar month which calculates to a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£863** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Thornside Walk L25 5PL

228280380

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £600

Market Rent: £863





Purchase Outlay



ASSUMED PURCHASE PRICE

£97,000

10% Deposit (£5,000 Minimum) **£9,700**

Buyers Premium **£6,000**

Paid On Accepted Bid **£15,700**

Purchase Balance **£87,300**

SDLT Charge **£4,850**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£93,150**

Your total all in costs would be ~£93,150 after taxes and fees based on a purchase price of £97,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £140,000.



£140,000

3 bedroom duplex for sale

[+ Add to report](#)

Woolton Street, Woolton, L25

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2024 to 15 Aug 2025 (393 days) by Atlas Estate Agents, Liverpool



£125,000

3 bedroom apartment for sale

[+ Add to report](#)

Woodsome Park, Woolton, Liverpool, L25

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Jun 2023 to 8 Jul 2024 (394 days) by Move Residential, Mossley Hill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our lettings team.



£995 pcm

3 bedroom flat

Woolton, Merseyside, L25

NO LONGER ADVERTISED

Marketed from 4 Jul 2024 to 10 Jul 2024 (5 days) by OpenRent, London

+ Add to report



£925 pcm

3 bedroom maisonette

Merrivale Road, Liverpool, L25

NO LONGER ADVERTISED

Marketed from 13 May 2025 to 9 Jun 2025 (26 days) by OpenRent, London

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Thornside Walk L25 5PL

PROPERTY ID: 228280380

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.